

APPLICATION FOR SUBDIVISION CONSENT

Applicant

Resource Application No.

MAIHI, Nicola Ann

RC 2080 813

Date Received		
Application Fees		\$650.00
Receipt/Number		222
Type of Application		Rmasub
Zoning of Land		
Legal Description		Sec 63 Rawene Township
Property Address and Location		4 Honey street, Rawene.
Valuation Reference No./Property ID		00611-33000
Cross References	Bldg	
	RC	
Section 88 Date		
Section 92		
Notification Date		
Amendments/dated		
Notification Date/Closing Date		
Hearing Date		
Decision		
Deposited plan number		
Survey Plan Approval...S223		
Certification...S.224 (c)		
Other Certificate...S.221/222		
Monitoring		Yes <input type="checkbox"/> No <input type="checkbox"/>
Planner		Cato Bodam

PLANNING COST SHEET

PRE-APPROVAL

RC 2080013

[illegible]

** Applicant is only to be charged travel time and mileage from nearest Service Centre.*
Enviro/forms/1plancostsheet

**FAR NORTH DISTRICT COUNCIL
ENVIRONMENTAL SERVICES**

PATHWAY CER #

4129

Date:

24.6.08

Valuation #:

611.330.00

LT/DP No:

407296

File No. RC:

2080815

Client:

mahi

COMPLIANCE CERTIFICATES

I confirm that the above applicant has met the conditions imposed by Council on _____
(date), and approve the release of a Certificate, under Section 306 of the Local Government Act 1974 / Section 224 of the
Resource Management Act 1991.

CERTIFICATE FEE PAID:

(code):

223, 224

\$

700.00

Rct No

Date

Rec 1531663
Online

OTHER CONTRIBUTIONS PAID:

(code):

\$

BOND PAID:

(code):

\$

BOND REGISTER

(code):

\$

ADDITIONAL COSTS:

(code):

\$

(description):

DCF:

(code):

nil bandy adj

PAID:

\$

700.00 pd

The attached

(Please circle correct certificate/s require).

223

224

a, b, c, (i), (ii), (iii),

221, 241, 243, 321.

Other certificate/s required:

can now be released

State lot & DP numbers of each lot with a **new** connection to the Council's **WATER** scheme.....

State lot & DP numbers of each lot with a **new** connection to the Council's **SEWERAGE** scheme.....

State lot & DP numbers of each lot with a **existing** connection to the Council's **SEWERAGE** scheme.....

State lot & DP numbers of each lot with a **existing** connection to the Council's **WATER** scheme.....

Send copy of this form to Property Database Officer with Copy of Decision and S 223 Certificate

RESOURCE PLANNER:

ENGINEER:

MONITORING OFFICER:

COMMUNITY SERVICES:

Date:

18.07.08

Date:

Date:

Date:

Lew
13/10/08

TA Approvals

Territorial Authority	Far North District Council TA Certification Division	TA Reference	RC 2080813
Survey Number	LT 407296	Survey Purpose	LT Subdivision
Surveyor Reference	11905-Maihi	Land District	North Auckland
Surveyor	Mark Richard Lagerstedt		
Surveyor Firm	Von Sturmer Surveying		
Dataset Description	Lots 1 and 2 Being a Subdivision of Sections 63 and 64 Suburbs of Rawene		

TA Certificates

The approval of the Council under Section 223 of the Resource Management Act 1991 is subject to the granting or reserving of the easement(s) set out in the Memorandum of Easements attached as a supporting document to plan DP 407296



Pursuant to Section 224(c) Resource Management Act 1991 I hereby certify that all the conditions of the subdivision consent have been complied with to the satisfaction of the Far North District Council Dated this 13th day of October 2008



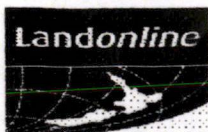
Signature

Signed by Murray Allan McDonald, Authorised Officer, on 13/10/2008 04:59 PM

Receipt Information

Transaction Receipt Number	3664097
Signing Certificate (Distinguished Name)	McDonald, Murray Allan
Signing Certificate (Serial Number)	1019655738
Signature Date	13/10/2008

*** End of Report ***



Digital Title Plan - LT 407296

Survey Number LT 407296
Surveyor Reference 11905-Maihi
Surveyor Mark Richard Lagerstedt
Survey Firm Von Sturmer Surveying
Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 Being a Subdivision of Sections 63 and 64 Suburbs of Rawene
Status Initiated
Land District North Auckland
Survey Class Class II Cadastral Survey
Submitted Date
Survey Approval Date
Deposit Date

Territorial Authorities

Far North District

Comprised In

CT NA26B/204
CT NA26B/205

Created Parcels

Parcels	Parcel Intent	Area	CT Reference
Lot 1 Deposited Plan 407296	Fee Simple Title	0.4626 Ha	425581
Lot 2 Deposited Plan 407296	Fee Simple Title	0.3534 Ha	425582
Marked A Deposited Plan 407296	Easement		
Marked B Deposited Plan 407296	Easement		
Marked C Deposited Plan 407296	Covenant Area		
Total Area		<hr/> 0.8160 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 407296

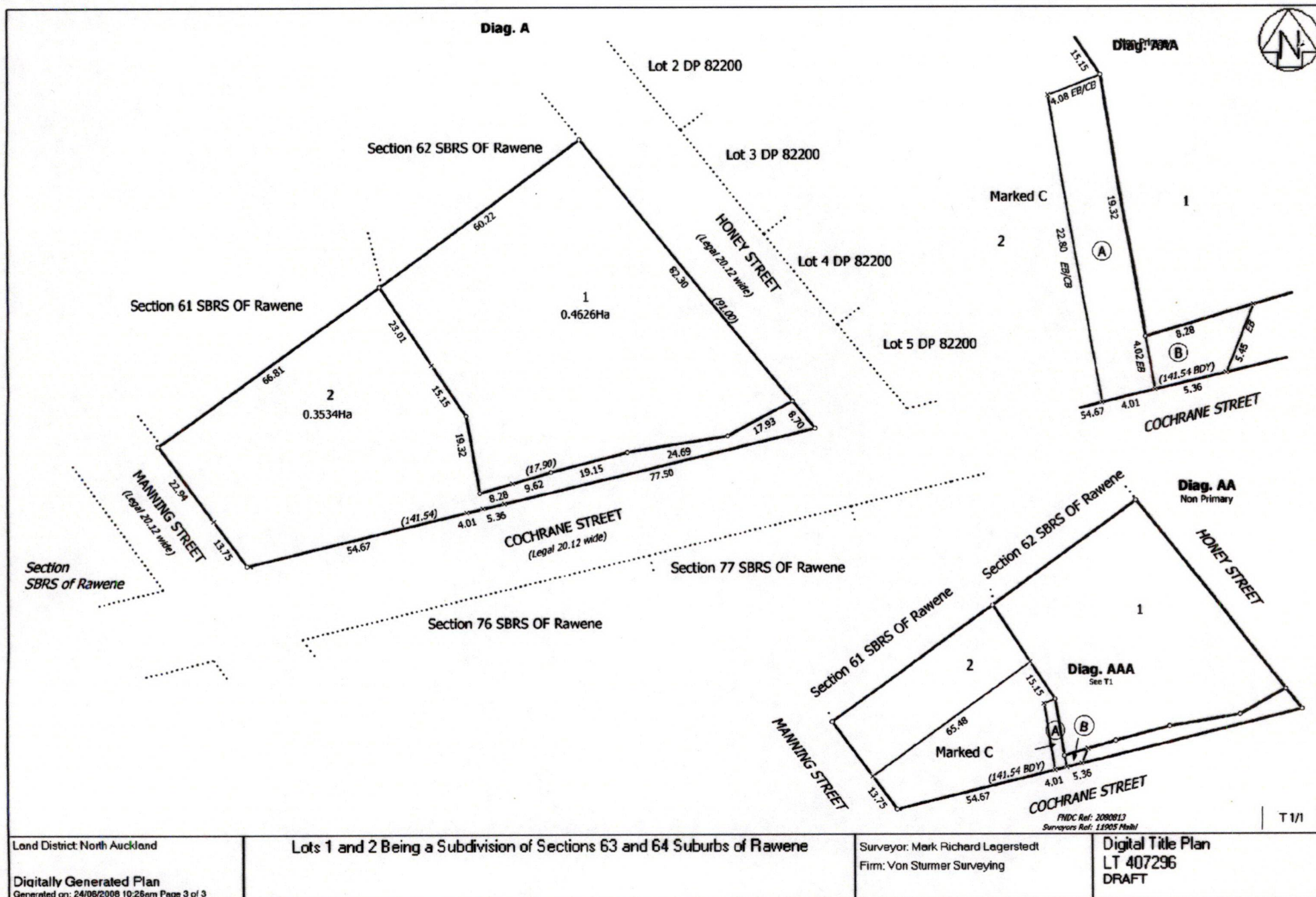
Territorial Authority (the Council)

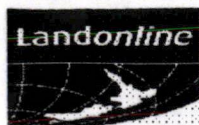
Far North District

RC 2080813

Memorandum of Easements (Subject to sec 243 of the Resource Management Act 1991)			
Purpose	Shown	Servient Tenement	Dominant Tenement
Right to Drain Water	A	Lot 2 DP 407296	Lot 1 DP 407296
Right to Drain Sewage	B	Lot 2 DP 407296	Lot 1 DP 407296

Schedule of Proposed Land Covenant (Height Restriction) Datum: Mean Sea Level – (A1 Rawene RL 99.33)			
Over	Shown	Area	Upper Limit
Part Lot 2 DP 407296	C	0.1531ha	40.00





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Survey Number LT 407296
Surveyor Reference 11905-Maihi
Surveyor Mark Richard Lagerstedt
Survey Firm Von Sturmer Surveying
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Marked B Deposited Plan 407296	Easement		
Marked C Deposited Plan 407296	Covenant Area		
Total Area		<hr/> 0.8160 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 407296

Territorial Authority (the Council)

Far North District

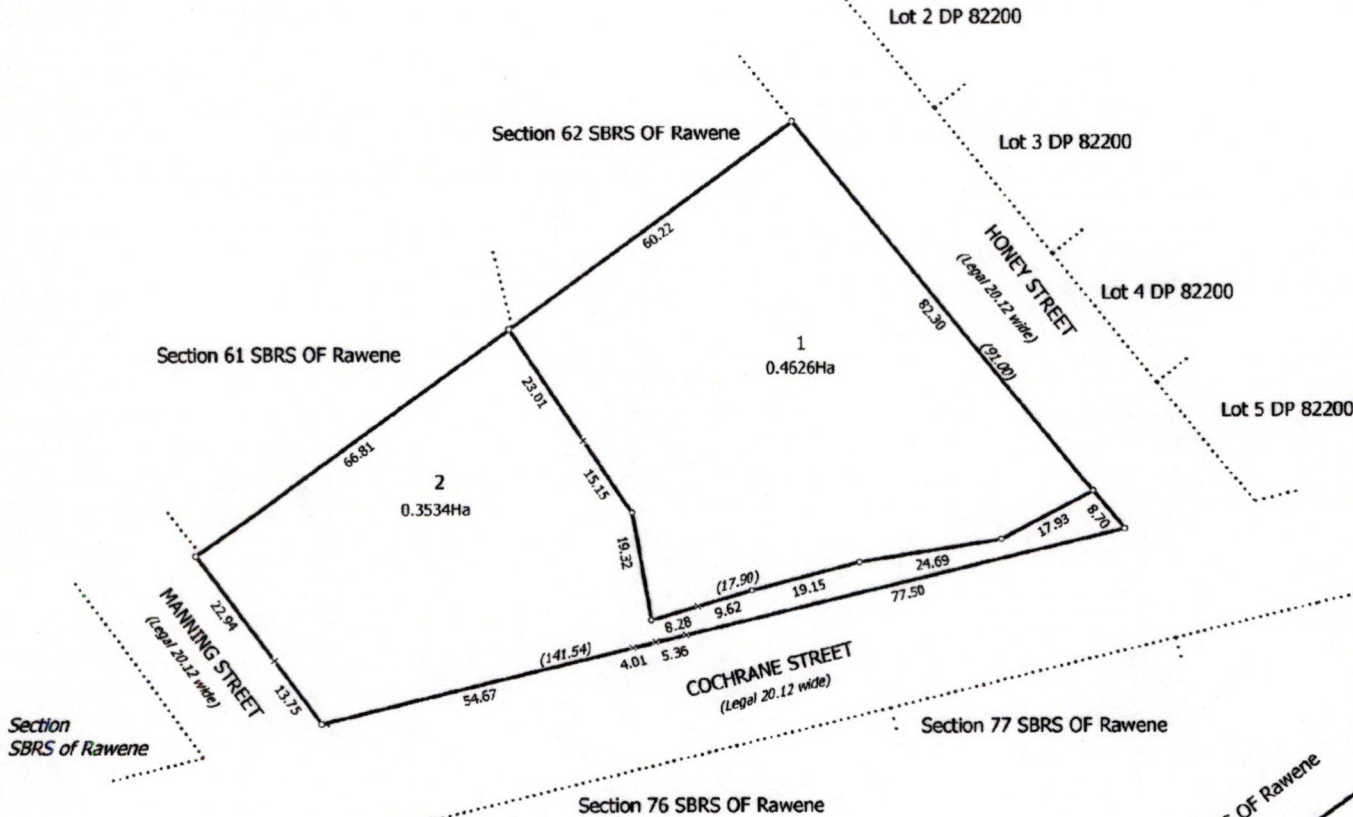
RC 2080813

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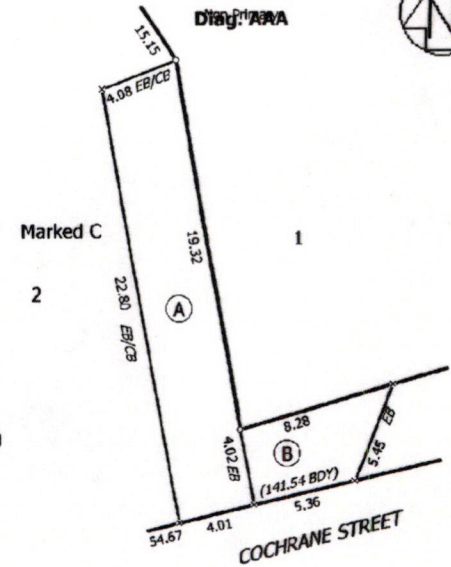
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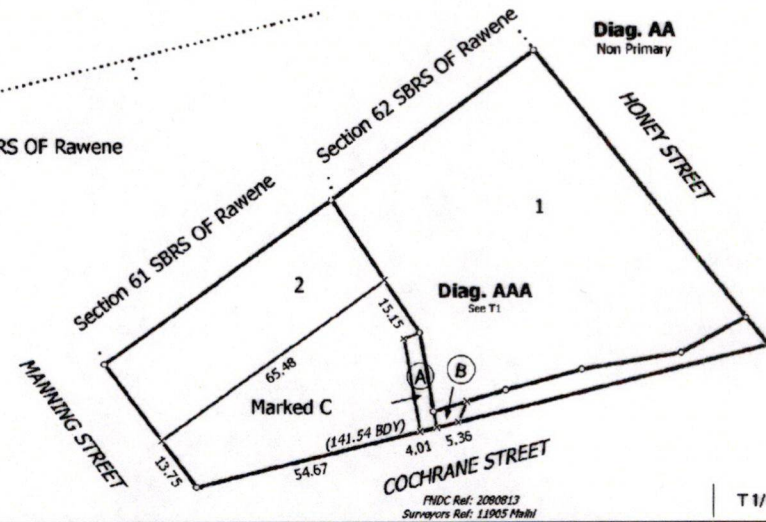
Diag. A



Diag. AAA



Diag. AA
Non Primary



Land District: North Auckland

Lots 1 and 2 Being a Subdivision of Sections 63 and 64 Suburbs of Rawene

Surveyor: Mark Richard Lagerstedt
Firm: Von Stumer Surveying

Digital Title Plan
LT 407296
DRAFT

Digitally Generated Plan
Generated on: 24/05/2008 10:26am Page 3 of 3

PMDC Ref: 2080813
Surveyors Ref: 11905 Mabil

T 1/1

24 June 2008



Donna May Smith
Far North District Council TA Certification Division
Private Bag 752
Kaikohe
New Zealand

**TERRITORIAL AUTHORITY NOTIFICATION: LT 407296 FAR NORTH
DISTRICT COUNCIL TA CERTIFICATION DIVISION TERRITORIAL
AUTHORITY**

Surveyor Mark Richard Lagerstedt from Survey Firm Von Sturmer Surveying advises that
survey LT 407296 requires TA Certification.

Licensed Cadastral Surveyor

Auckland Processing Centre
Oracle Tower
56 Wakefield Street
Private Bag 92016
Auckland
New Zealand
Tel 0800 ONLINE (665463)
Fax 64-9-365 9901
Internet
<http://www.linz.govt.nz>



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Surveyor Reference 11905-Maihi
Surveyor Mark Richard Lagerstedt
Survey Firm Von Sturmer Surveying
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Land District North Auckland
Submitted Date
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Total Area		0.8160 Ha	

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 407296

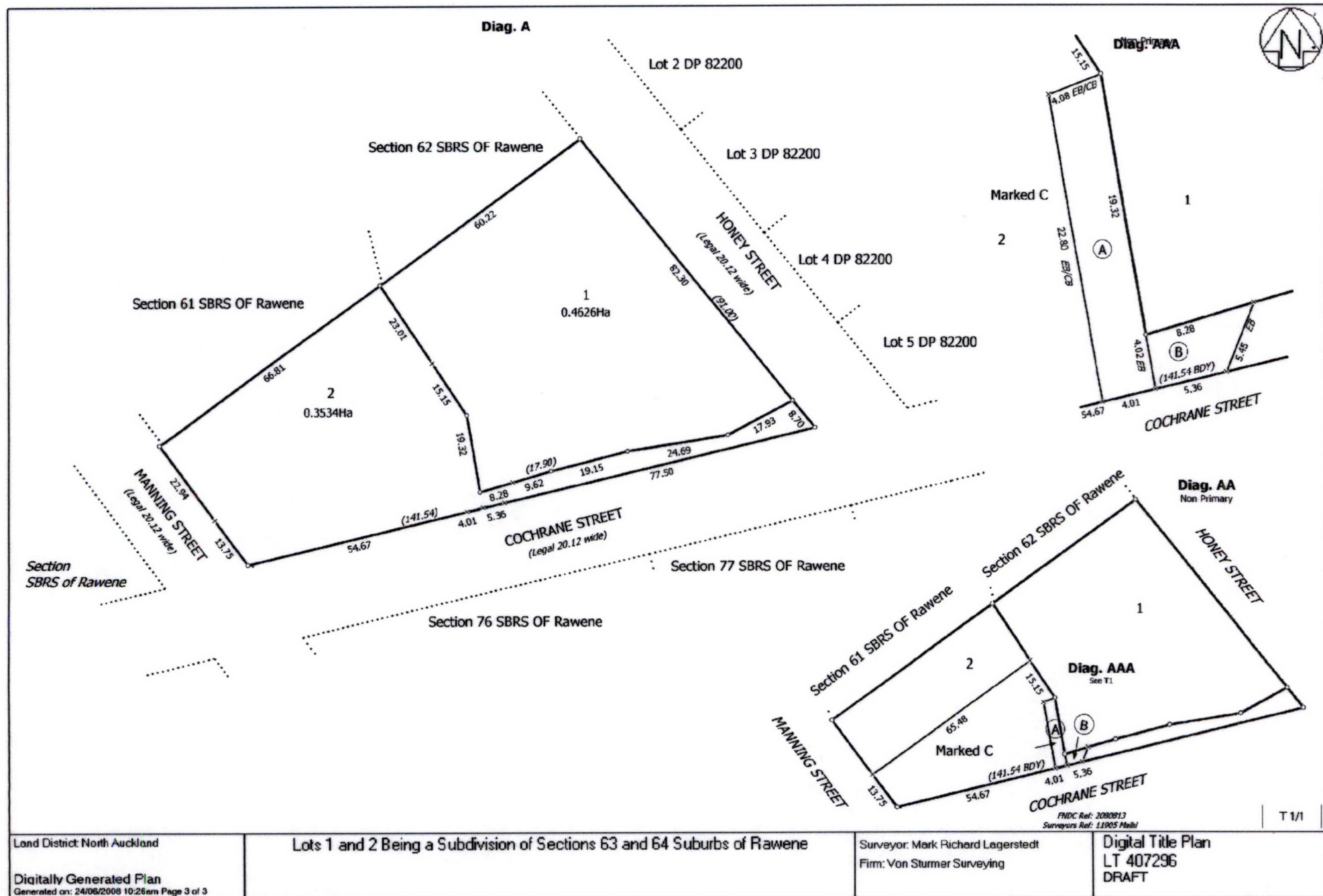
Territorial Authority (the Council)

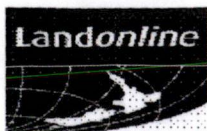
Far North District

RC 2080813

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Digital Survey Plan - LT 407296

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Surveyor Reference 11905-Maihi
Surveyor Mark Richard Lagerstedt
Survey Firm Von Sturmer Surveying
Surveyor Declaration

Survey Details

Dataset Description Lots 1 and 2 Being a Subdivision of Sections 63 and 64 Suburbs of Rawene
Purpose LT Subdivision
Status Initiated
Land District North Auckland
Coordinate System Mount Eden 1949

Type	Survey
Survey Class	Class II Cadastral Survey

Survey Dates

Surveyed Date	Certified Date
02/06/2008	
Submitted Date	Survey Approval Date
Deposit Date	

Referenced Surveys

Survey Number	Land District	Bearing Correction
DP 156152	North Auckland	0°00'00"
SO 62317	North Auckland	0°00'00"
DP 116077	North Auckland	0°00'00"
DP 119939	North Auckland	0°00'00"
DP 81053	North Auckland	0°00'00"
DP 82200	North Auckland	0°00'00"
SO 52993	North Auckland	0°00'00"
SO 13534	North Auckland	0°00'00"
DP 323543	North Auckland	0°00'00"

Territorial Authorities

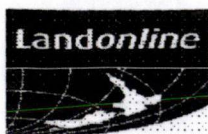
Far North District

Comprised In

CT NA26B/204
CT NA26B/205

Created Parcels

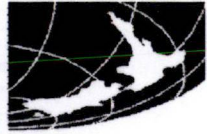
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Digital Survey Plan - LT 407296

Created Parcels

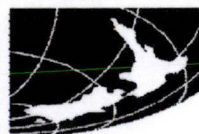
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Mark and Observation

Survey Number DP 407296
Coordinate System Mount Eden 1949

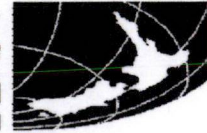
From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
IB II SO 50672	SM 1003 SO 62317	ob0	317°10'00"	A DP 119939	37.43	A DP 119939
IB II SO 50672	IB I SO 50672	ob1	235°05'30"	A DP 119939	80.77	A DP 119939
IS IX DP 81053	IB I SO 50672	ob2	351°58'20"	A DP 81053	53.38	A DP 81053
IS X DP 81053	IS IX DP 81053	ob3	354°04'00"	A DP 81053	53.79	A DP 81053
IS 4 DP 82200	IS X DP 81053	ob4	313°48'00"	A DP 81053	88.07	A DP 81053
IT I DP 82200	IS 4 DP 82200	ob5	320°06'00"	A DP 81053	57.96	A DP 81053
IT IV DP 82200	IS V DP 82200	ob7	103°45'20"	A DP 82200	44.02	A DP 82200
IS V DP 82200	SM 1001 SO 62317	ob8	7°45'00"	A SO 62317	52.00	A SO 62317
IT I DP 82200	IS II DP 82200	ob6	140°07'40"	M	65.45	M
IS II DP 82200	IS III DP 82200	ob9	140°07'40"	M	32.22	M
IS III DP 82200	IT IV DP 82200	ob10	140°07'40"	A DP 82200	55.91	A DP 82200
IR 1 DP 407296	IT I DP 82200	ob11	322°40'30"	M	140.80	M
IR 1 DP 407296	IR 3 DP 407296	ob12	252°09'20"	M	86.89	M
IR 4 DP 407296	IR 3 DP 407296	ob15	74°37'40"	M	42.52	M
IR 2 DP 407296	IR 4 DP 407296	ob17	199°07'00"	M	15.24	M
IR 2 DP 407296	IS II DP 82200	ob18	41°27'20"	M	113.76	M
IS I DP 81053	IT I DP 82200	ob19	127°30'20"	A DP 81053	53.00	A DP 81053
IB II DP 81053	IS I DP 81053	ob20	84°09'00"	A DP 81053	64.80	A DP 81053
IS I SO 52993	IB II DP 81053	ob21	69°21'00"	A DP 116077	79.14	A DP 116077
IT IX SO 52993	IS I SO 52993	ob23	333°12'00"	A DP 116077	85.96	A DP 116077
IT VIII SO 52993	IT IX SO 52993	ob25	324°13'00"	A SO 52993	45.67	A SO 52993
IT VII SO 52993	IT VIII SO 52993	ob26	323°35'00"	A SO 52993	58.03	A SO 52993
IR 4 DP 407296	IT VII SO 52993	ob16	253°08'00"	M	44.26	M
PEG 1 DP 407296	IT IV DP 82200	ob28	77°50'00"	A DP 82200	21.63	A DP 82200
PEG 1 DP 407296	IS II DP 82200	ob29	86°50'00"	M	21.60	M
PEG 1 DP 407296	PEG 1 DP 82200	ob30	321°17'00"	C	86.55	C
PEG 1 DP 82200	IT I DP 82200	ob32	115°31'00"	A DP 82200	37.39	A DP 82200
Peg 3 DP 407296	IR 1 DP 407296	ob34	74°49'00"	M	13.99	M
Peg 3 DP 407296	PEG 1 DP 407296	ob35	141°17'00"	C	8.70	C
IT VII SO 52993	Peg 1 SO 52993	ob27	334°26'00"	A SO 52993	1.53	A SO 52993
Peg 1 SO 52993	PEG 2 SO 13534	ob38	76°14'00"	A SO 365322	21.77	C
IS I SO 52993	IS IV DP 81053	ob22	69°21'00"	A DP 116077	9.50	A DP 116077
IS IV DP 81053	IB II DP 81053	ob41	69°21'00"	A DP 116077	69.64	A DP 116077
PEG 2 DP 116077	PEG 1 DP 81053	ob43	256°10'00"	A DP 116077	114.53	A DP 116077
PEG 1 DP 82200	PEG 2 DP 116077	ob33	256°10'00"	A DP 116077	19.20	A DP 116077
PEG 3 SO 13534	PEG 1 SO 13534	ob45	143°36'00"	A SO 13534	42.87	A DP 323543
PEG 2 SO 13534	UNMK 600 DP 407296	ob40	323°36'00"	A DP 323543	13.75	C
PEG 2 DP 116077	PEG 1 DP 116077	ob44	166°09'00"	A DP 116077	101.68	A DP 116077



Mark and Observation

Survey Number DP 407296
Coordinate System Mount Eden 1949

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
PEG 1 DP 407296	PEG 1 DP 116077	ob31	233°32'00"	C	60.22	C
PEG 1 SO 13534	PEG 1 DP 116077	ob47	53°50'00"	C	66.81	C
IR 1 DP 407296	Peg 50 DP 407296	ob13	247°13'00"	M	31.70	M
Peg 3 DP 407296	Peg 50 DP 407296	ob36	241°18'00"	C	17.93	C
Peg 51 DP 407296	IR 3 DP 407296	ob49	250°18'00"	M	30.92	M
Peg 50 DP 407296	Peg 51 DP 407296	ob48	260°50'00"	C	24.69	C
IR 3 DP 407296	PEG 52 DP 407296	ob14	62°37'00"	M	11.94	M
Peg 51 DP 407296	PEG 52 DP 407296	ob50	255°05'00"	C	19.15	C
Peg 53 DP 407296	IR 3 DP 407296	ob52	93°27'00"	M	6.57	M
PEG 54 DP 407296	IR 3 DP 407296	ob54	153°07'00"	M	21.79	M
PEG 54 DP 407296	Peg 53 DP 407296	ob55	170°11'00"	C	19.32	C
UNMK 601 DP 407296	PEG 1 DP 116077	ob65	326°53'00"	C	23.01	C
Peg 3 DP 407296	PEG 1 DP 407296	ob37	321°17'00"	C	82.30	C
IT IX SO 52993	PEG 3 SO 13534	ob24	110°53'20"	A DP 156152	36.83	A DP 156152
IS IV DP 81053	PEG 1 DP 81053	ob42	154°26'00"	A DP 116077	18.80	A DP 116077
PEG 2 SO 13534	UNMARKED 55 DP 407296	ob39	76°14'00"	C	54.67	C
UNMARKED 55 DP 407296	UNMARKED 56 DP 407296	ob56	76°14'00"	C	4.01	C
UNMARKED 56 DP 407296	UNMARKED 57 DP 407296	ob58	76°14'00"	C	5.36	C
UNMARKED 57 DP 407296	PEG 1 DP 407296	ob60	76°14'00"	C	77.50	C
UNMARKED 55 DP 407296	UNMARKED 59 DP 407296	ob57	350°11'00"	C	22.80	C
UNMARKED 59 DP 407296	PEG 54 DP 407296	ob61	68°32'00"	C	4.08	C
UNMARKED 56 DP 407296	Peg 53 DP 407296	ob59	350°11'00"	C	4.02	C
Peg 53 DP 407296	UNMARKED 58 DP 407296	ob51	73°28'00"	C	8.28	C
UNMARKED 58 DP 407296	UNMARKED 57 DP 407296	ob62	202°09'00"	C	5.45	C
UNMARKED 58 DP 407296	PEG 52 DP 407296	ob63	73°28'00"	C	9.62	C
PEG 1 SO 13534	UNMK 600 DP 407296	ob46	143°36'00"	A DP 323543	22.94	C
PEG 54 DP 407296	UNMK 601 DP 407296	ob53	326°53'00"	C	15.15	C



Mark and Observation

Survey Number DP 407296
Coordinate System Mount Eden 1949

From	To	Code	Bearing	Adpt Surv	Distance	Adpt Surv
UNMK 600 DP 407296	UNMK 601 DP 407296	ob64	53°53'00" C		65.48 C	

Mark Name	Description
IR 1 DP 407296	Flush on edge of seal
IT I DP 82200	Down 1.0
IT VII SO 52993	Mark found bent half way along tube. Was possible to renew mark in original position
PEG 1 DP 407296	Peg found by post, not reliable by this definition
Peg 1 SO 52993	The remains of an old peg found by computation to be unreliable, OP renewed.

*** End of Report ***

Schedule / Memorandum

Land Registration District

North Auckland

Plan Number

DP 407296

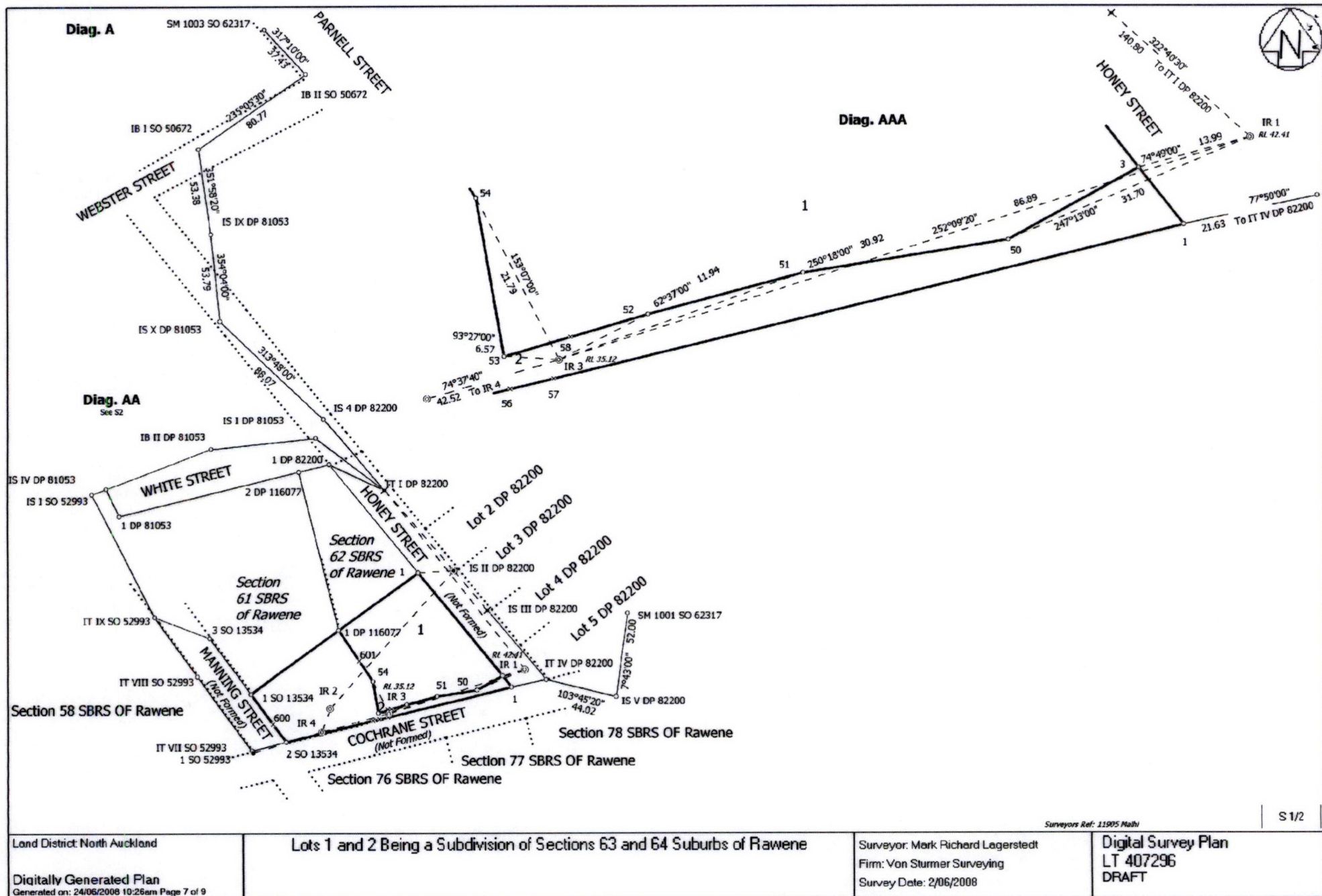
Territorial Authority (the Council)

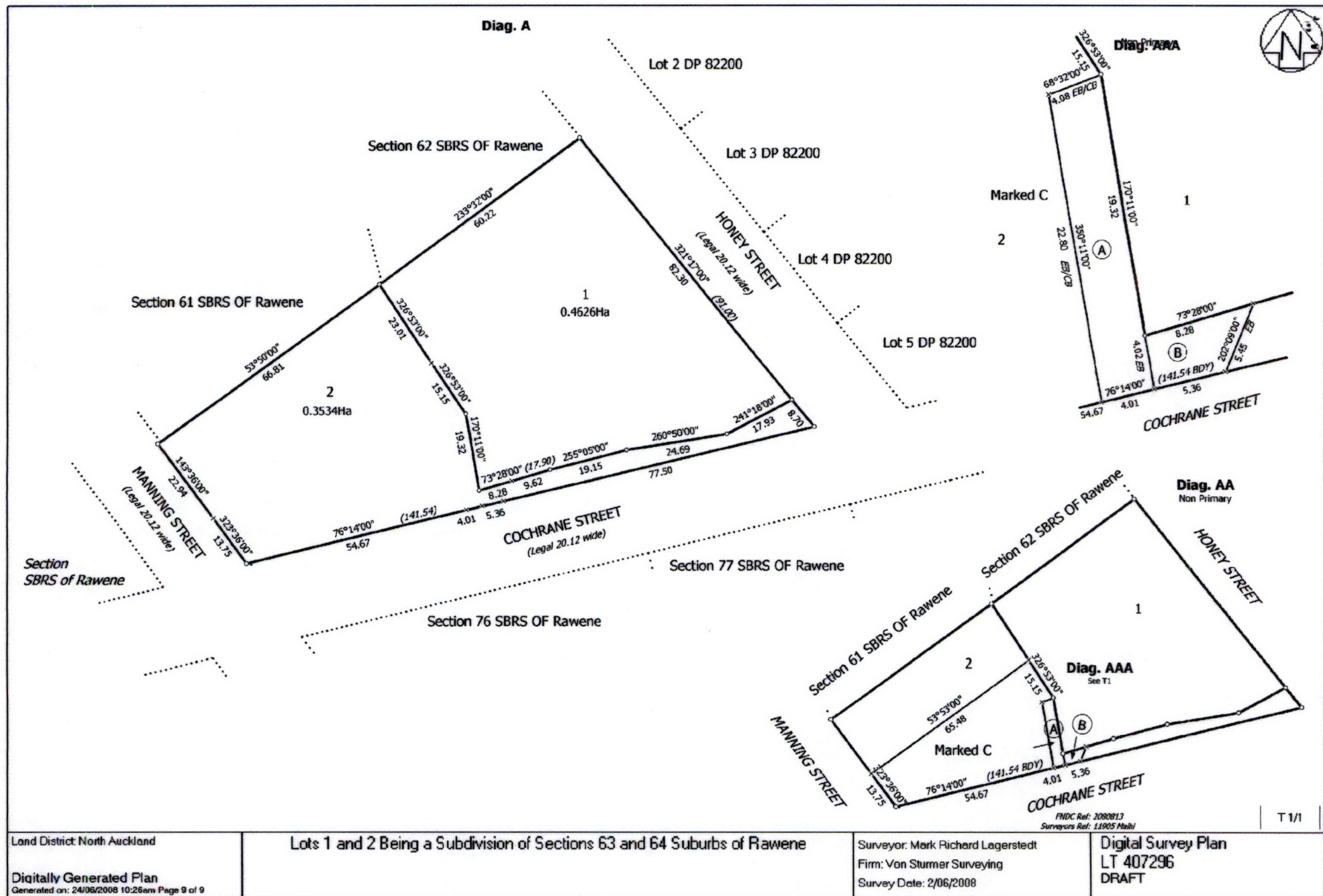
Far North District

RC 2080813

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Right to Drain Sewage	B	Lot 2 DP 407296	Lot 1 DP 407296

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Over	Shown	Area	Upper Limit
Part Lot 2 DP 407296	C	0.1531ha	40.00





With Compliments of:

Ref: 11905

☐ As requested

☒ For your information

☐ For your comment

☐ Cheque herewith

☐ Signature required

☐ Forward to solicitor

☐ Please Return

☐ Document Transfer

VON STURMERS

A Division of Survey & Planning Solutions Ltd
LAND SURVEYORS - RESOURCE PLANNERS

Kaitaia, Kerikeri & Paihia

www.surveyandplanning.co.nz

Phone: (09) 408 6000

Fax: (09) 408 6002

117 Commerce St

P.O. Box 128

Kaitaia

To: Environmental Services

FNDC Private Bag, Kaikohe

Re: Nicky Maini - RC 2080813

Please find attached chq for \$700
which was left off application - delivered to
Council 25/6/08

From:

Ronde Veeys

Date:

25/6/08

email: kaitaia@surveyandplanning.co.nz

COPY

To: Environmental Services
Far North District Council
Private Bag 752
Kaikohe

File: 11905

Date: 24 June, 2008

**APPLICATION FOR 223 and 224(C) CERTIFICATE PURSUANT
TO THE RESOURCE MANAGEMENT ACT 1991**

Von Sturmer's, as agent, hereby apply for Certificates under Sections 223 and 224(c) for **Nicola Ann Maihi** located at **4 Honey Street, Rawene**. The following have been carried out to satisfy the conditions of **RC-2080813-RMASUB**.

- 1 The subdivision is carried out in approximate accordance with the approved subdivision plan. In particular the boundary between Lot 1 and Lot 2 is altered slightly so that the stormwater drain, the top of the bank and the formed driveway are wholly contained within Lot 2.
- 2(a) Easements A and B, being the right to drain water and sewage over Lot 2 in favour of Lot 1 are shown in the LandonLine data set provided.
- 3(a) Both entrances are upgraded to comply with Council's engineering standard FNDC/S/02.

We request Council inspect compliance with the conditions where necessary and, if to their satisfaction, issue the Section 223 and 224(c) certificates. The new DP number issued by Land Information New Zealand is **407296**.

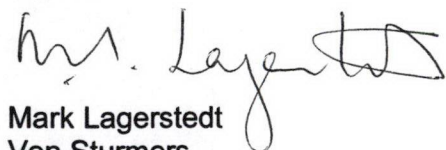
Other certificates required:

CONTRIBUTIONS:		\$0.00
APPLICATION FEES:	223 + 224(c)	\$700.00
ASSETS TO VEST/TRANSFER:		\$0.00
CREDIT HELD BY COUNCIL:		
Total: (Cheque attached)		\$700.00

Other comments:

Enc - Survey plan in landonline format.

Signed:

 24/06/08

Mark Lagerstedt
Von Sturmers
PO Box 128
Kaitaia

To: Environmental Services Far North District Council Private Bag 752 Kaikohe	File:	11905
	Date:	24 June, 2008

**APPLICATION FOR 223 and 224(C) CERTIFICATE PURSUANT
TO THE RESOURCE MANAGEMENT ACT 1991**

Von Sturmer's, as agent, hereby apply for Certificates under Sections 223 and 224(c) for **Nicola Ann Maihi** located at **4 Honey Street, Rawene**. The following have been carried out to satisfy the conditions of **RC-2080813-RMASUB**.

1	The subdivision is carried out in approximate accordance with the approved subdivision plan. In particular the boundary between Lot 1 and Lot 2 is altered slightly so that the stormwater drain, the top of the bank and the formed driveway are wholly contained within Lot 2.
2(a)	Easements A and B, being the right to drain water and sewage over Lot 2 in favour of Lot 1 are shown in the LandonLine data set provided.
3(a)	Both entrances are upgraded to comply with Council's engineering standard FNDC/S/02.

We request Council inspect compliance with the conditions where necessary and, if to their satisfaction, issue the Section 223 and 224(c) certificates. The new DP number issued by Land Information New Zealand is **407296**.

Other certificates required:	
------------------------------	--

CONTRIBUTIONS:		\$0.00
APPLICATION FEES:	223 + 224(c)	\$700.00
ASSETS TO VEST/TRANSFER:		\$0.00
CREDIT HELD BY COUNCIL:		
Total: (Cheque attached)		\$700.00

Other comments:

Enc – Survey plan in landonline format.

Signed:

Mark Lagerstedt 24/06/08

Mark Lagerstedt
Von Sturmers
PO Box 128
Kaitaia



Sharon Tipene

From: Sharon Tipene
Sent: Wednesday, 25 June 2008 9:36 a.m.
To: Donna Smith
Subject: Sending you CER4129 - RC2080813



Kia ora Donna

Von Sturmers dropped in a 223/224c application for RC 2080813 (Nicola Ann Maihi) for property at 4 Honey Street, Rawene.

I have lodged the application under CER 4129 - 223/224c and receipted the \$700.00 fee against debtor 30010675. Copy of decision under RC 2080813 has been printed out and attached to Request to Utilities/Roading Development Engineer, as engineering conditions apply. S223 survey plan attached and also sent landonline.

Will be sending the file in todays dd for your attention. Can you please check and if there are any steps that I might be missing, can you let me know ????

Regards Sharon.



2008/10/13 08:42



2008/10/13 08:40



2008/10/13 08:40

**DETERMINATION AS TO WHETHER A RESOURCE CONSENT APPLICATION
SHOULD BE NOTIFIED OR NON NOTIFIED UNDER SECTIONS 93 AND 94 OF
THE RESOURCE MANAGEMENT ACT 1991**

N A Maihi – 4 Honey Street, Rawene

Consent to undertake a boundary adjustment at the subject property currently held in two titles, resulting in the creation of two lots (RC 2080813)

1. Status of Application

Proposed District Plan and Operative District Plan

The subject property is zoned within the Coastal Residential Zone under the Proposed District Plan. It has now been determined under Section 19 of the Resource Management Act 1991 that all Coastal Residential Zone subdivision provisions of the Proposed District Plan are operative, and therefore no consideration has been given to the Transitional District Plan when assessing this application.

The proposal has been assessed under rule 13.7.1 'Boundary Adjustments'. As there is no change to the number of lots, the area of each adjusted lot complies with the minimum lot size for the Coastal Residential Zone being 800m² and the number and/or location of access points and the area being adjusted is within or contiguous with the original lots, the area of the adjusted lots, the proposal is assessed as a Controlled Activity under this rule. X

Both proposed lots comply with rule 13.7.2.2 'Allotment Dimensions' as they will be able to provide a 15m x 15m area for building that meets the relevant yard setback requirements. The proposal is therefore assessed as a Controlled Activity under this rule.

Therefore overall the application is assessed as a Controlled Activity under the Partly Operative Proposed District Plan.

2A. Are the adverse effects minor?

An analysis of all of the effects of the proposal pursuant to section 94A of the Resource Management Act 1991 has been undertaken, except where the effect is specified by the plan (Controlled Activity) or is limited by the discretion imposed by the District Plan [Restricted Discretionary (RD) Activity]. (Note all adverse effects for Discretionary/Non Complying Activities must be considered).

Possible Effects	Scale of Effect/Mitigation/Neighbour's Consent/Other Comments
Flora and fauna (including Kiwi Habitat)	There are no areas of significant native vegetation or habitats of indigenous fauna on the subject property. There is a small area of native vegetation on the southern slope of proposed Lot 1.
Landscape	The site has not been identified as having any outstanding natural landscape values or landscape features.
Water bodies	There are no significant water bodies located within or in close proximity to the subject property that could be affected by the proposed development.
Storm water	Stormwater disposal will continue as presently exists. Any new development proposed for Lot 2 can be constructed in order to comply with the 'Impermeable Surfaces' requirement for the relevant zone.
Waste water	The existing dwelling on proposed Lot 1 is already connected to the Council's reticulated sewerage system on Cochrane Street. Any new development on proposed Lot 2 will also be able to connect into this system.
Site stability	The property is not known, nor is it evident from the site visit that the subject property is subject to any hazards such as erosion, subsidence or

	flooding.
Shadowing / Sunlight	The existing dwelling on proposed Lot 1 meets both the height and daylight requirements as specified for the Coastal Residential zone and therefore no adverse effects on sunlight access or from shadowing are anticipated as a result of the proposed development.
Privacy	The existing dwelling on proposed Lot 1 meets the yard setback requirements as specified for the Coastal Residential zone and therefore no adverse effects privacy are anticipated as a result of the proposed development.
Visual	The current proposal is for a subdivision only, although there is an existing established dwelling located on proposed Lot 1, therefore no additional visual effects are anticipated at this stage.
Amenity/Character	The proposal has been assessed as a Controlled Activity under the boundary adjustment/subdivision provisions for the Coastal Residential zone within which it is located. No additional allotments or further development potential will be created as a result of the proposal and it is anticipated that the resulting development will be consistent with the surrounding properties and the land use activities compatible, therefore effects on the character and local amenity associated with the surrounding environment are considered to be no more than minor. .
Noise	N/A
Smell	N/A
Pollution	N/A
Traffic and Parking / Access from State Highway	There is an existing metalled driveway to the dwelling on proposed Lot 1 and a proposed right of way over this lot to proposed Lot 2 is part of this application. The Council's Development Engineer has assessed this application and has not expressed any concerns. No new access locations will be created as a result of the proposed development and traffic movements are not anticipated to increase as a result of the proposed development, therefore effects on the existing traffic network are considered to be no more than minor.
Cultural	No sites of cultural or historical significance have been identified on or in close proximity to the subject property. The Council has supplied a copy of the application to iwi representatives, but to date no response has been received.
Socio-economic	The proposal will not increase the number of residents in the local community, having no consequential effects on the existing economy and services.
Open space	Each site affords sufficient space to meet the private open space needs of future owners.
Reverse sensitivity	The proposed development and post-development land uses are not considered to be incompatible with the surrounding existing land use activities.
Other (specify)	-

2B. If there are adverse effects, are these effects more than those permitted in the District Plan?

No, the proposal has been assessed as a Controlled Activity under the boundary adjustment/subdivision provisions for the Coastal Residential zone and no additional allotments will be created as a result.

3. Consent of Affected Persons (section 94B of the Act)

No parties are considered to be potentially affected by the proposed development.

Has the applicant consulted with iwi?

The applicant has not undertaken any direct consultation with tangata whenua. Council has supplied a copy of the application to iwi representatives, but to date no issues have been raised by them.

4. Is limited notification considered appropriate?

No, the adverse effects have been assessed as being no more than minor and no parties are considered to be potentially affected by the proposed development.

5. Public notification of proposal if requested by applicant or if special circumstances exist

No, there are no special circumstances that would in themselves necessitate public notification in this instance.

6. Conclusions

The proposed subdivision is not considered to have any more than minor adverse effects on the surrounding environment and no parties are considered to be potentially affected by the proposed development.

7. Recommendation:

That the application be processed on a non-notified basis.

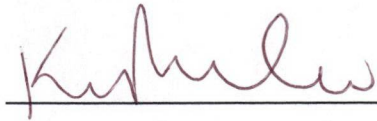
RESOLUTION

That pursuant to section 93(1)(b) of the Resource Management Act 1991, the Council considers that the Subdivision Consent Application RC 2080813 by N A Maihi need not be notified as:

- (i) Taking into account the effect of the proposal, the adverse effect on the environment of the activity for which consent is sought will be no more than minor.
- (ii) No party is considered to be potentially affected by the proposed development.

(iii) Special circumstances requiring notification do not exist.

SIGNED:



Kim Parslow
Consultant Planner

Dated: 9/05/08.

Approved By:



Pat Killalea
Resource Consents Manager

Dated: 14/05/2008

(ACTING UNDER DELEGATED AUTHORITY)

TRANSMISSION VERIFICATION REPORT

TIME : 16/05/2008 12:19
NAME : F N D C
FAX : 64-9-4010987
TEL :

DATE, TIME
FAX NO./NAME
DURATION
PAGE(S)
RESULT
MODE

16/05 12:16
094086002
00:02:31
04
OK
STANDARD



**Far North
District Council**

Application No: 2080813

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

N A Maihi
C/- Von Sturmers
PO Box 128
Kaitiaia

Attention: Peter Wild

Dear Peter

Re: 2080813- RESOURCE CONSENT APPLICATION

I am pleased to inform you that your application for resource consent has been approved. The decision is enclosed for your information. The application was considered and determined under authority delegated to the Manager, Environmental Services of the Far North District Council, pursuant to Section 34(4) of the Resource Management Act 1991.

It is very important that you understand and comply with any conditions of consent. If you have any questions or concerns about any aspect of your consent or its conditions, please contact the Planner who prepared the decision.

Your consent expires five years from the date that you receive this decision. Please note that under Section 125 of the Resource Management Act 1991, your consent will lapse unless you give effect to the consent by way of obtaining Section 223 (survey plan) approval from the Council within the five year period.

If you are dissatisfied with the decision or any part of it, you have the right (under Section 357 of the Act) to object to the decision. The objection must be in writing, stating reasons for the objection, and must be received by Council within 15 working days of your receipt of this decision.

Depending on the costs charged against your consent, you will find enclosed either an invoice or a credit note. Any additional costs shown on an invoice need to be paid



- Rex

TO RESOURCE PLANNER:	Cato Bolam Consultants <i>CB</i>
ON PLANNING APPLICATION NO:	RC-2080813-RMASUB
APPLICANT:	Nicola Ann Maihi
PROPERTY LOCATION:	4 Honey Street, Rawene 0443
FROM:	
	(Development Engineer)
Clock start date:	18 April 2008
ASPECT	COMMENTS/ CONDITIONS REQUIRED
Site Suitability:	
Topography, Stability, Erosion	Proposed boundary adjustment to create access.
Flooding, Ground Cover, etc	
Access onto Site	Existing entrances and access to each lot.
Adequacy for Use	* Upgrade the existing entrances to comply with the Councils engineering standard, the entrances are to be sealed for a minimum distance of 5m from the existing seal edge.
Traffic Flows, etc	
Need for upgrading adjacent areas	
Drainage	Existing.
Stormwater and Effluent Disposal	
Earthworks:	N/A
Controls required etc	
ASPECT	COMMENTS/ CONDITIONS REQUIRED
Easements:	as shown
ROW, water, drainage, power	

Services:	existing
Water, Irrigation, Power,	
Telephone	
Street Lighting	
Amenities:	existing
Internal Accessways	
Surfacing of Car Parks etc	
Upgrading Contributions:	
Roading, water, sewerage,	
Stormwater, footpaths	
Engineering Fees	
Other:	
Signed: RMS	Date: 08/05/08 Mileage: 5 Time: 2

APPLICATION ASSESSMENT Resource Manager page 1 of 2

This form is to be included in all consent application files received by Council.

APPLICATION: RC-2080813-RMASUB for Nicola Ann Maihi

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- ☒ Application Complete ☐ Application Incomplete
- ☐ Time Recording ☐ Letter Required
- ☐ S88 Letter
- ☒ Planner *Kim Parlow* ☐
- ☐ Interested Parties List Attached : Please tick which is appropriate
- ☐ Department of Conservation ☐ Northland RC
- ☐ Community Board ☐ Other *WDE! Rex ✓*
- ☐ Application advised of applicant receipt – date 24.04.08
- ☐ Copy of application to Engineer – date 24.04.08

ASSESSMENT

- ☐ Subdivision ☐ Landuse ☐ Discharge

Pre-applicant meeting held? _____ (record sheet to be attached)

Activity status

TDP - _____

PDP - _____

Comments

[illegible][illegible]

RESOURCE CONSENT INFORMATION

Resource Planners

To be loaded into pathway by Technical Support Officer must be completed during initial assessment.

RC Number:	RC-2080813-RMASUB	Applicant:	Nicola Ann Maihi
RFS Type:	Subdivision		
Hearing Date:			
Activity (TDP/PDP):			
No. of lots:			
Types of lots::			
Zone (TDP/PDP):			
Area of Site:			
Proposal:	Boundary adjustment between sec 63 and sec 64 to create access to sec 64.		

APPLICATION ASSESSMENT

This form is to be included in all consent application files received by Council.

APPLICANT: Nicola Ann Maihi

ADMINISTRATION CHECKLIST – Standard letters (as advised by RCM)

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Transit New Zealand | <input type="checkbox"/> NZHPT |
| <input type="checkbox"/> Department of Conservation | <input type="checkbox"/> Northland RC |
| <input type="checkbox"/> Community Board | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Applicant advised of application receipt – date _____ | |
| <input type="checkbox"/> Copy of application to Engineer – date _____ | |

ASSESSMENT

- | | | |
|--------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Subdivision | <input type="checkbox"/> Landuse | <input type="checkbox"/> Discharge |
|--------------------------------------|----------------------------------|------------------------------------|

Pre-application meeting held? _____ (record sheet to be attached)

Activity status

TDP -

PDP -

Comments

SECTION 92 CONSIDERATION

Additional information required?

- | | |
|-----------------------------|--|
| <input type="checkbox"/> No | <input type="checkbox"/> Yes – Date sent _____ |
|-----------------------------|--|

Additional information received – Date _____

Refer to Section 94 form for decision regarding notification once all information has been received.

APPLICATION ASSESSMENT – SUBDIVISION

APPLICANT: Nicola Ann Maihi

AGENT ----- **Related Files** -----

(Note - this form is available in RMA folder to complete electronically and to add any other requirements or to delete parts which may not be applicable to a particular application)

SUMMARY OF SUBDIVISION PROPOSAL	
Title date	
Legal Description	
Site Area	
Number of Lots proposed	
Lot sizes	
Access (SH/Council/ROW/Road to vest)	
Site features (Flora/fauna/ archaeological/ water body)	
Land use consent required (Building setback/earthworks)	
Written approvals provided (Neighbours/ Utilities/ TNZ/DOC)	
Notification requested by applicant	

Applicable zones Planning Map Resource Maps (OL, Heritage Precinct, Heritage site, etc)	TDP	RPDP	Comments

Transitional District Plan			
	Controlled standard	Discretionary standard	Compliance
Allotment size			
Other criteria <ul style="list-style-type: none"> Title date No of lots Access width Other 			

Revised Proposed District Plan			
12.8.1 Allotment size			
12.8.1.2 Allotment Dimension			
12.8.1.3 Amalgamation of land in Rural zone with urban zone			
12.8.1.4 Lots subdivided by zone boundaries			
12.8.1.5 Lots divided by an OL, OLF or ONF			
12.8.1.6 Access, Utilities, Road, Reserves			
12.8.1.7 Savings as to previous approvals			
12.8.1.8 Proximity to transmission Lines			
12.8.2.1 Property access			
12.8.2.2 Natural and other Resources			
12.8.2.3 Water supply			
12.8.2.4 Stromwater disposal			
12.8.2.5 Sanitary Sewerage Disposal			
12.8.2.6 Energy Supply			
12.8.2.7 Telecommunication			
12.8.2.8 Easements for any purpose			
12.8.2.9 Preservation of Heritage resources, vegetation, fauna, landscape and land set aside for conservation purpose			
12.8.2.10 Access to reserves&			

water ways			
12.8.2.11 Land use incompatibility			
12.8.2.12 Proximity to airport			
12.8.3 Land subject to a consent under integrated development			
12.9A Restricted Discretionary Activities Subdivision within 100m of minerals zone			
12.9A.2 Subdivision within Golf Living sub zone			
12.9.1 Minimum net area for vacant new Lots and new Lots which accommodate structures. Refer to table 7 'Discretionary Activity Status'			
12.9.2 Management Plans			
12.9.3 Development Bonus			
12.10 Assessment Criteria			
12.11 Non complying subdivision			
12.12 Structure Plans			
14.0 Transportation			
14.1.6.1.2 Access (attach rules)			
14.1.6.1.3 & 14.1.6.1.3 14.1.6.1. Limited Access Roads (see note 4)			

MATTERS TO NOTE

- 1 Response from Community Board
- 2 Response from TNZ
- 3 Response from Utilities
- 4 Are any financial contributions payable?
- 5 Are any esplanade reserves or strips necessary?
- 6 Are any covenants / consent notices / building line restrictions necessary?
- 7 Are any amalgamation conditions required?
- 8 Are any new assets to be vested to Council?
- 9 Section 106 – Refusal of Subdivision



**Far North
District Council**

Te Kaunihera o Tai Tokerau Ki Te Raki

RC2080813
KAIKOHE SERVICE

18 APR 2008

CENTRE

APPLICATION FOR A RESOURCE CONSENT

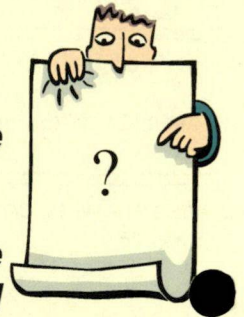
In the Far North District

Section 88, Resource Management Act 1991

IMPORTANT INFORMATION TO ASSIST IN COMPLETING THE APPLICATION FORM

Lack of information is the most likely cause of hold-ups in the processing of your consent.

Please Ensure all information as listed in the check box on the back page, is provided when lodging your application. This will assist in reducing delays and incurring further costs in the processing of your consent.



- Your application should include, where relevant, any other information required by the District Plan or Regional Plan or Resource Management Act or Regulations including, where appropriate, environmental impact assessment. **(For further information, see the pamphlet 'Assessment of Environmental Effects' which gives details of the 4th Schedule of the Act).**
- The pamphlet 'Neighbours Approval' provides information in regard to obtaining written approval from your neighbours, should this be a requirement.
- A resource consent application must include adequate supporting information, in the form of written material and plans. The level of detail and scope of the information must be appropriate to the particular application and must be sufficient to enable those who might wish to make a submission on the application, to be able to assess its likely effects on the environment.

Please read notes on page 3 thoroughly.....

Would you Like to Know More?

Far North District Council Staff will be happy to assist you if you have any further queries.

Local Offices Here to Help

Kaikohe Service Centre
Memorial Avenue
KAIKOHE

Kawakawa Service Centre
Gillies Street
KAWAKAWA

Kerikeri Service Centre
Cobham Road
KERIKERI

Kaero Service Centre
Main Road
KAEAO

Kaitia Service Centre
Redan Road
KAITIA

Rawene Service Centre
Parnell Street
RAWENE

SPECIALIST STAFF

Specialist staff are available by appointment.

Dialing 0800 920029 will connect you with a Customer

Liaison Officer who will assist in making an appointment with the appropriate officer.



**Far North
District Council**

www.fndc.govt.nz

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

(See Notes Opposite)

1. I (full name of applicant)

Surname MAIHI First Names NICOLA ANNHereby apply for a) **LAND USE CONSENT** ☐ b) **SUBDIVISION CONSENT** ☒I am the OWNER of the property, (Owner, Occupier, Lessee, etc.,)

Name and Address of Owner (If different from above)

Address 11 DE MERLE ST, KAIKOHE2. Any Additional **FEES & CHARGES** relating to this application shall be invoiced to : (Please tick appropriate box)A. APPLICANT (as in 1.above) ☒ or B. AGENT (as in Note 6 opposite - application must be signed by agent) ☐

3. The following additional resource consents are required in relation to this proposal and have/have not been applied for :

Have you lodged an application with Council for a building consent ? No ☒ Yes ☐ BC N°

4. DESCRIPTION OF ACTIVITY :

Boundary adjustment between Sec 63 + Sec 64
Suburbs of Rawene to create access to Sec 64 as
Manning St + Cochrane St are unformed. This would
protect native bush on paper roads + also provide
privacy + shelter from Hokianga Hospital + associated
Helicopter Pad.

5. LEGAL DESCRIPTION

The application site is located at :

Street address 4 Honey Street Rawene RAPID Number : Valuation Roll Number
(Can be obtained from your rates notice or a
Customer Liaison Officer PH : 0800 920029)Lot(s) or Section N° : 63 + 64
suburbs of Rawene
DP N° BLK Certificate of Title :
(Not more than 6 months
old)

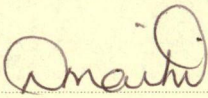
6. ADDRESS FOR SERVICE/CORRESPONDENCE - AGENT/REPRESENTATIVE :

Name of Agent/Representative (if appropriate) VON STORMERS - Peter Wild :
Address For Service : 117 Commerce Street, P.O Box 128, Kaitaia
Phone : Home Business 09 408 6000 Fax N° 09 408 6002
Email Address : kaitaia@surveyandplanning.co.nz

7. ADDRESS FOR SERVICE/CORRESPONDENCE - APPLICANT :

Name of Applicant NICKY + SIBBY MAIHI
Address For Service :
Phone : Home 09 4010730 Business Fax N°
Email Address : nicky.maihi@fnhc.govt.nz

The information supplied with this application is true and complete to the best of my knowledge. I understand that Council is relying on this information in making its decision on this resource consent.

Signature of Applicant/Agent : 
(Strike out that which does not apply)

Dated : 15-04-08

Please Note : Council is unable to accept your application until *all* details are completed, *all* relevant information provided, the application signed and the Standard fees paid. (See notes below and check list back page). Application must be signed by agent if receiving invoices as in question 2 opposite.

NOTES

1. Full name and address of applicant must be given, however if applicant is not the owner of the property, name and postal address of owner must be supplied.
2. Additional fees and charges associated with the processing of the consent can be invoiced directly to the applicant or alternatively, to the agent who is acting on his/her behalf.
3. Additional consents - Specify the following : Land use consent, subdivision consent, coastal permit, water permit, discharge permit or other consents as relevant, as well as any consent required under other legislation or other authority (ie Northland Regional Council) that may be important in regard to the proposal. Indicate if this application is in relation to a Building Consent, if so, give BC number.
4. Briefly describe the activity, i.e. Subdivide into three Lots; Build new cattery; New building too close to boundary etc.,
5. Legal Description. Describe the location in a manner which will allow it to be readily identified, eg. The street address, legal description, the name of any relevant stream, river or other body to which the application may relate, proximity to any well known landmark, etc.
6. & 7 Address for Service/Correspondence - If you are making your application through a consultant or other agent, then those details must also be provided. The agent is authorised to sign on behalf of the person making an application, and **must** sign the application if 'Box B' is ticked in question 2.

SUBDIVISION APPLICATIONS - You are advised to employ a registered land surveyor or other professional to submit your application. He or she can advise you about the most appropriate type of subdivision for your land and estimate the total cost.

Office Use Only

Resource Consent N° :

Valuation N° :

Applicant I.D. N° :

Agent/Rep I.D. :

RECEIVED AT OFFICE

DATE RECEIPT N°

FEES RECEIVED \$

CHECKED BY

Customer Liaison Officer

APPLICATION CHECK LIST

Please Mark with a <input checked="" type="checkbox"/> for yes	<input checked="" type="checkbox"/>	Office Use Only
ALL APPLICATIONS		
Completed application Form (or equivalent). Please ensure that all questions are answered correctly		
Standard Charge paid as per Development Fees Booklet or the Consolidated Schedule of Fees, which can be found on council's Website. www.fndc.govt.nz		Rec N°
Copy of Certificate of Title (must be less than 6 months old) Can be obtained from "Land Information New Zealand, PO Box 92016, Auckland (small fee charged).		
Completed Assessment of Effects of the Environment * (see separate leaflet) <ul style="list-style-type: none"> All applications are required to include an assessment as prescribed under the Fourth Schedule of the Resource Management Act 1991 		
Written Approvals from Affected Parties * (see separate leaflet) <ul style="list-style-type: none"> Ensure that you include written approvals from potentially affected persons such as surrounding land owners/occupiers 		
LAND USE APPLICATIONS - All boxes must be ticked		
Full Set of Plans and Drawings (Drawn to an approved scale—No larger than A3) <ul style="list-style-type: none"> Site Plan showing all property boundaries, existing and proposed buildings, existing and proposed vegetation, any watercourses, contours, driveways and parking/maneuvering space. 		
<ul style="list-style-type: none"> Floor Plan showing details of interior of building (area and use). 		
<ul style="list-style-type: none"> Elevations of every exterior face of the building (existing and or proposed) showing height, and height in relation to boundary. <p>Please note that all plans must indicate the degree of infringement and must be labeled, numbered and dated and drawn to an appropriate scale.</p>		
SUBDIVISION APPLICATIONS - All boxes must be ticked		
Full Set of Plans and Drawings (drawn to an approved scale - No larger than A3) <ul style="list-style-type: none"> The position of all new boundaries 		
<ul style="list-style-type: none"> The areas of all new allotments 		
<ul style="list-style-type: none"> The location and areas of land below mean high water springs of the sea or of any part of the bed of river or lake which is to be vested in the Crown under Section 235 of the Act 		
<ul style="list-style-type: none"> The location and areas of land to be set aside as new road 		
<ul style="list-style-type: none"> Dimension of all boundaries 		

\$650.

ABA CHECKLIST DETAILS

ABA NO: Resource Consent.

Please check Items 5 & 17 of the application form and write in application type, e.g.:

ABACOM, ABABC, ABABCF, ABACOA, ABAPIM, ABASAS etc.

Type Of Application: **ABA**

Name Of Applicant: Nicky Mahi

Received by: Flora

Date Received: 18.4.08.

CLO CHECKLIST REQUIREMENTS		YES
1	Payment (Check if this is for a "Building Consent" or "Certificate of Acceptance")	
2	Certificate Of Title (and / or Maori occupation order (with stamped site plan from Maori Land Courts), Sale & Purchase agreement, etc.) 1. Current Certificate of Title, no more than 6 months old (check date at bottom right of CT) 2. Certificate of Title to include page 2 showing the site plan 3. Copy of any Consent Notice Sec 221 schedules listed on CT 4. Copy of any Building Line Restriction schedule listed on CT	✓
3	Signature (of both Owner and Agent)	✓
4	Site Plan Of Proposed Project (showing distances to boundaries and to all other existing buildings)	✓
5	3 sets of plans (other than commercial) 4 sets if commercial NB: 1 set of plans must be no larger than A3 size	
6	TP58 or Connection form Fees required for Connection Form	
7	Customer's checklist Completed dated and signed	✓
8	Disclaimer form Completed dated and signed	✓

NOTES:

Please invoice asap as Eftpos payment needs to be receipted by 23/4/08

Thanks Flora.

Updated March 2008



Far North
District Council

March 2008

Private Bag 752, Memorial Ave

Kaikohe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

Dear Sir / Madam

BUILDING, RESOURCE CONSENT AND PROJECT INFORMATION MEMORANDUM APPLICATIONS

Due to recent changes in building legislation, Council will not be able to accept Building Consent (BC) and Resource Consent (RC) applications (including Project Information Memorandums (PIMs) for processing until a Vetting Officer has confirmed they are complete. This will apply from Tuesday March 25.

The Pre-Application Vetting service can only be offered at Council's Kaikohe, Kaitaia and Kerikeri service centres where there are sufficient technically trained back-up staff to carry out this process.

Applications can be handed in at the Kaeo, Kawakawa or Rawene service centres, but cannot be accepted formally at these sites. They will be forwarded on to the nearest main Council office for Pre-application vetting and acceptance that they are complete, before processing time frames can commence.

Alternatively, you may choose to hand in your applications at Kaikohe, Kaitaia or Kerikeri where the same pre-application vetting process will ensue, or you can contact a Vetting Officer on 0800 920-029 to organise an appointment for a Pre-application vetting meeting at one of these sites at a convenient date and time. If this application is accepted as complete at this meeting, processing times can commence from that point.

If you choose to hand in your applications rather than attend a pre-application vetting meeting, please complete the form below.

I accept that this application for:

BC / RC / PIM / ALL (delete as appropriate)

Address: _____

Owner / Agent: Nicky Maihi (delete as appropriate)

has not been pre-vetted and has not been formally accepted by the Far North District Council at this time. Processing time frames can only commence once it has been pre-vetted, accepted as being complete, and the appropriate payment has been confirmed and received by Council.

Name: Nicky Maihi (please print clearly)

Signature: [Signature]

Date: 18-04-08

Patrick Schofield
Development Consents General Manager

13.7.1 BOUNDARY ADJUSTMENTS

Boundary adjustments to lots may be carried out as a controlled (subdivision) activity provided that:

- (a) there is no change in the number and location of any access to the lots involved; and
- (b) there is no increase in the number of lots; and
- (c) the area of each adjusted lot complies with the allowable minimum lot sizes specified for the relevant zone, as a controlled activity in all zones except for General Coastal or as a restricted discretionary activity in the General Coastal Zone (refer *Table 7*); and
- (d) the area affected by the boundary adjustment is within or contiguous with the area of the original lots.

Applications under this rule will not be notified.

Proposal complies with all above controls.

13.7.2.2 ALLOTMENT DIMENSIONS

Any allotment created in terms of these rules must be able to accommodate a building envelope of the dimensions specified below; which does not encroach into the permitted activity boundary setbacks for the relevant zones:

Zone	Minimum Dimension
Residential, Coastal Residential, Russell Township	15m x 15m
Rural Production, Minerals, General Coastal, Coastal Living, Rural Living, Waimate North, Point Veronica and Carrington Estate	30m x 30m

Dimensions are 36 x 66 x 57 x 60

13.7.2.3 AMALGAMATION OF LAND IN A RURAL ZONE WITH LAND IN AN URBAN ZONE

Notwithstanding the provisions of *Rule 13.7.2.1* and *Table 7*, an allotment in a rural zone may be amalgamated into one certificate of title with an adjoining allotment in an urban zone, but only where that part of the title in the urban zone meets all the requirements for a separate allotment in that zone.

Boundary adjustment – not applicable

13.7.2.4 LOTS DIVIDED BY ZONE BOUNDARIES

Where an allotment is shown on the *Zone Maps* as having two or more zones applicable, a subdivision along a zone boundary shall be a controlled (subdivision) activity, provided that the resulting lot complies with the minimum controlled activity lot size applicable in that zone except in the General Coastal Zone where the restricted-discretionary lot size applies and provided that any subdivision of a lot divided by a boundary between the Minerals Zone and any other zone is a restricted discretionary activity (refer to *Rule 13.7.2.1* and *Table 7*).

Not Applicable

13.7.2.5 LOTS DIVIDED BY AN OUTSTANDING LANDSCAPE, OUTSTANDING LANDSCAPE FEATURE OR OUTSTANDING NATURAL FEATURE

The subdivision rules relating to the size of allotments in areas covered by an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, as shown on the *Resource Maps*, take precedence over the comparable rules for zones.

In those parts of a lot that are not covered by an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature the rules relating to allotment size for the particular zone apply as if the legal boundary of the site was located along the boundary of the landscape or feature.

Where a lot is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, subdivision of that part of the lot within the landscape or feature, is permitted only if the size of the proposed allotments complies with *Rule 13.7.2.1* and *Table 7*.

Where a lot is divided by the boundary of an Outstanding Landscape, Outstanding Landscape Feature or Outstanding Natural Feature, and the area within the landscape or feature is too small to be subdivided in terms of *Rule 13.7.2.1* and *Table 7*, the whole of the lot must be taken into account in any subdivision application.

Not Applicable

13.7.2.6 ACCESS, UTILITIES, ROADS, RESERVES

Notwithstanding the standards for minimum net area, there shall be no minimum allotment areas in any zone for allotments created for access, utilities, roads and reserves. Within areas covered by a structure plan, appropriate provision shall be made for access, utilities, roads and reserves in terms of those structure plans.

A consent notice may be registered on the Certificate of Title, pursuant to *Rule 13.6.7*, in respect of any lot occupied by a utility, requiring enforcement of a condition that, in the event of the utility being removed, the lot be amalgamated with an adjoining allotment unless it is a fully complying allotment for the respective zone.

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Not Applicable

13.7.2.7 SAVINGS AS TO PREVIOUS APPROVALS

Notwithstanding the standards for minimum net area in **Rule 13.7.2.1** and **Table 7**, there are no minimum allotment areas in any zone for unit titles where a proposed unit development plan has been granted subdivision consent. This rule applies only to allotments approved by Council prior to 28 April 2000. All relevant rules applicable within the zone must be complied with by the building/s erected, or to be erected, on allotments in terms of this rule.

Not Applicable

13.7.2.8 PROXIMITY TO TRANSMISSION LINES

Where an electricity transmission line (of 110 kV or more) crosses land subject to a proposed subdivision, the application shall clearly show those lines and all proposed building sites in relation to those lines. No activity (including earthworks) or proposed building sites shall be located within 20m of any support structure and no building platform shall be located within a corridor measured 20m from the centre line of the transmission lines

Not Applicable

13.7.3 OTHER MATTERS TO BE TAKEN INTO ACCOUNT

Any application for a controlled (subdivision) activity resource consent must also make provision (where relevant) for the matters listed under **Rules 13.7.3.1** to **13.7.3.12** (inclusive), and the Council shall take account of these matters in reaching a decision on the application.

13.7.3.1 PROPERTY ACCESS (see *Chapter 15 Transportation*)

A controlled (subdivision) activity application shall comply with rules for property access in **Chapter 15**, namely **Rules 15.1.6.1.2 - 15.1.6.1.7** (inclusive).

Access 4 meters wide – compliant.

13.7.3.2 NATURAL AND OTHER HAZARDS

Any proposed subdivision shall avoid, remedy or mitigate any adverse effects of natural hazards.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.2** the Council will restrict the exercise of its control to the following matters:

(a) the degree to which the proposed subdivision avoids, remedies or mitigates the adverse effects of:

- (i) erosion;
- (ii) flooding and inundation;
- (iii) landslip;
- (iv) rockfall;
- (v) alluvion (deposition of alluvium);
- (vi) avulsion (erosion by streams or rivers);
- (vii) unconsolidated fill;
- (viii) soil contamination;
- (ix) subsidence;
- (x) fire hazard.

Provided that where *Coastal Hazard Maps* show land as being within a Coastal Hazard 1 Area, any subdivision that will create additional allotments (other than to facilitate the subdivision of land for the purposes of transfer to the Council) shall be a non-complying subdivision activity.

No natural hazards known on site or surrounding area.

13.7.3.3 WATER SUPPLY

All new allotments shall be provided with the ability to connect to a safe potable water supply with an adequate capacity for the respective potential land uses, except where the allotment is for a utility, road, reserve or access purposes, by means of one of the following:

- (a) a lawfully established reticulated water supply system; or
- (b) where no reticulated water supply is available, the ability to provide an individual water supply on the respective allotment.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.3** the Council will restrict the exercise of its control to the following matters:

Far North District Plan Chapter 13 Page 13 Chapter 13 - SUBDIVISION

- (i) the adequacy of the supply of water to every allotment being created on the subdivision, and its suitability for the likely land use, for example the installation of filtration equipment if necessary;
- (ii) water supplies for fire fighting purposes;
- (iii) the standard of water supply infrastructure installed in subdivisions, and the adequacy of existing supply systems outside the subdivision.

Reticulated water available from Honey Street boundary.

13.7.3.4 STORMWATER DISPOSAL

- (a) All allotments shall be provided, within their net area, with a means for the disposal of collected stormwater from the roof of all potential or existing buildings and from all impervious surfaces, in such a way so as to avoid or mitigate any adverse effects of stormwater runoff on receiving environments.
- (b) Where the means of disposal of collected stormwater will be by way of piping to an approved outfall, each new allotment shall be provided with a piped connection to the outfall laid at least 600mm into the net area of the allotment. This includes land allocated on a cross lease or company lease.
- (c) The provision of grass swales and other water retention devices such as ponds and depressions in the land surface may be required by the Council in order to achieve adequate mitigation of the effects of stormwater runoff.
- (d) The stormwater disposal system shall be designed in accordance with onsite volume control practices as contained in "*Technical Publication 10, Stormwater Management Devices – Design Guidelines Manual*" Auckland Regional Council (2003).

In considering a controlled (subdivision) activity application under **Rule 13.7.3.4** the Council will restrict the exercise of its control to the following matters:

- (i) control of water-borne contaminants, litter and sediments;
- (ii) the capacity of existing and proposed stormwater disposal systems (refer also to the Council's various urban stormwater management plans);
- (iii) the effectiveness and environmental impacts of any measures proposed for avoiding or mitigating the effects of stormwater runoff, including low impact design principles;
- (iv) the location, scale and construction of stormwater infrastructure;
- (v) measures that are necessary in order to give effect to any drainage or catchment management plan that has been prepared for the area.

Stormwater will continue to be disposed of as existing. Any new development can be established such that will comply with the required area of Impermeable surfaces for the zone.

Adverse effects are minor.

13.7.3.5 SANITARY SEWAGE DISPOSAL

- (a) Where an allotment is situated within a duly gazetted district or drainage area of a lawfully established reticulated sewerage scheme, each new allotment shall be provided with a piped outfall connected to that scheme and shall be laid at least 600mm into the net area of the allotment.
- (b) Where connection is not available, all allotments in urban, rural and coastal zones shall be provided with a means of disposing of sanitary sewage within the net area of

the allotment, except where the allotment is for a road, or for access purposes, or for a purpose or activity for which sewerage is not necessary (such as a transformer).

Note: Allotments include additional vacant sites on cross lease or unit titles.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.5** the Council will restrict the exercise of its control to the following matters:

- (i) the method and adequacy of sewage disposal where a Council owned reticulated system is not available;
- (ii) the capacity of, and impacts on, the existing reticulated sewage disposal system;
- (iii) the location, capacity and environmental effects of the proposed sanitary sewerage system.

Reticulated sewerage available from Cochrane Street Boundary (see scheme plan)

13.7.3.6 ENERGY SUPPLY

All urban allotments, including the Coastal Residential and Russell Township Zones, shall be provided with the ability to connect to an electrical utility system and applications for subdivision consent should indicate how this could be done.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.6** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of any electrical utility system.

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Available from Honey Street Boundary

13.7.3.7 TELECOMMUNICATIONS

All urban allotments, including the Coastal Residential and Russell Township Zones, shall be provided with the ability to connect to a cable-based telecommunications system at the boundary of the net site area.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.7** the Council will restrict the exercise of its control to the following matters:

- (i) the adequacy and standard of telecommunication installations.

Available from Honey Street Boundary

13.7.3.8 EASEMENTS FOR ANY PURPOSE

Easements shall be provided where necessary for public works and utility services.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.8** the Council will restrict the exercise of its control to the following matters:

- (a) Easements in gross where a service or access is required by the Council.
- (b) Easements in respect of other parties in favour of nominated allotments or adjoining Certificates of Title.
- (c) Service easements, whether in gross or private purposes, with sufficient width to permit maintenance, repair or replacement. Centre line easements shall apply when the line is privately owned and unlikely to require upgrading.
- (d) The need for easements for any of the following purposes:
 - (i) private ways, whether mutual or not;
 - (ii) stormwater, sanitary sewer, water supply, electric power, gas reticulation;
 - (iii) telecommunications;
 - (iv) party walls and floors/ceilings;
 - (v) other utilities.

Easement shown on scheme plan

13.7.3.9 PRESERVATION OF HERITAGE RESOURCES, VEGETATION, FAUNA AND LANDSCAPE, AND LAND SET ASIDE FOR CONSERVATION PURPOSES

Where any proposed allotment contains one or more of the following:

- (a) a Notable Tree as listed in **Appendix 1D**;
- (b) an Historic Site, Building or Object as listed in **Appendix 1E**;
- (c) a Site of Cultural Significance to Maori as listed in **Appendix 1F**;
- (d) an Outstanding Natural Feature as listed in **Appendix 1A**;
- (e) an Outstanding Landscape Feature as listed in **Appendix 1B**;
- (f) an archaeological site as listed in **Appendix 1G**;
- (g) an area of significant indigenous vegetation or significant habitats of indigenous fauna, as defined in **Method 12.2.5.6**.

The continued preservation of that resource, area or feature shall be an ongoing condition for approval to the subdivision consent.

Note: There are many ways in which preservation/protection can be achieved, and the appropriate means will vary according to the circumstance. In some cases physical means (e.g. fencing) may be appropriate. In other cases, a legal means will be preferred instead of (or as well as) physical means.

Council encourages permanent protection by:

- (i) a reserve or covenant under the Reserves Act;

(ii) a Maori reservation under s338 and s340 of Te Ture Whenua Maori (Maori Land) Act;

(iii) a conservation covenant with the Department of Conservation or the Council;

(iv) an open space covenant with the Queen Elizabeth II National Trust;

(v) a heritage covenant with the New Zealand Historic Places Trust.

The Act also provides for a consent notice under s221 in accordance with **Rule 13.6.7**.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.9** the Council will restrict the exercise of its control to the preservation of significant indigenous vegetation and fauna habitats, heritage resources and landscape.

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Where an application is made under this provision, the following shall be included as affected parties in terms of s93 and s94 of the Act:

- for an Historic Site, Building or Object, or archaeological site, the New Zealand Historic Places Trust and the Department of Conservation;
- for a Site of Cultural Significance to Maori, the tangata whenua for whom the site has significance;
- for an area of significant indigenous vegetation or significant habitat of indigenous fauna, the Department of Conservation.

Not Applicable

13.7.3.10 ACCESS TO RESERVES AND WATERWAYS

Where appropriate and relevant, public access shall be provided in proposed subdivisions to public reserves, waterways and esplanade reserves.

The Council may decide, on application, that public access to reserves or public areas may be provided in lieu of, or partially in lieu of, any reserves or financial contribution that is required in respect of the subdivision.

In considering a controlled (subdivision) activity application under **Rule 13.7.3.10** the Council will restrict the exercise of its control to the provision of easements or registration of an instrument for the purpose of public access and the provision of public works and utility services.

Not Applicable

13.7.3.11 LAND USE INCOMPATIBILITY

Subdivision shall avoid, remedy or mitigate any adverse effects of (reverse sensitivity) incompatible land uses. In considering a controlled subdivision activity under **Rule 13.7.3.11** the Council will restrict the exercise of its control to the following matters:

- (i) the degree to which the proposed allotments take into account adverse effects arising from incompatible land use activities (including but not limited to noise, vibration, smell, smoke, dust and spray) resulting from an existing land use adjacent to the proposed subdivision.

Not Applicable

13.7.3.12 PROXIMITY TO AIRPORTS

Where applications for subdivision consent relate to land that is situated within 500m of the nearest boundary of land that is used for an airport, the airport operator will be considered by the Council to be an affected party. The written approval of the airport operator to the proposed subdivision must be obtained by the applicant. Where this approval cannot be obtained, the Council will consider the application as a discretionary activity application.

Not Applicable

RESOURCE CONSENT INFORMATION PACK

**PLEASE COMPLETE THIS FORM TO THE BEST OF YOUR ABILITY AND
INCLUDE WITH YOUR RESOURCE CONSENT APPLICATION FORM**

WHAT ARE YOU PROPOSING TO DO?

that Create access to Sec 64 as Manning St + Cochrane St
are paper roads covered with mature native bush.
This would negate the need to clear this vegetation
provid^{es}ing shelter from the Hokianga Hospital
(Sec 66, 67, 68) + associated Helicopter Pad.

WILL YOUR PROPOSAL REQUIRE ANY OF THE FOLLOWING?

- The Construction / Extension / Demolition of Buildings
If yes, please provide plans / diagrams drawn to scale showing
the location, design and finished exteriors of the building(s)
- Earthworks

Yes ☒ No

Yes ☒ No

If yes - What volume

- Maximum height / depth

(Please note that Council requires an engineers report for any
earthworks over 50 cubic metres in volume and / or creates a
cut face over 1.5 metres in height)

- Vegetation Clearance

Yes ☒ No

If yes - What type

- How much

- Formation of an Accessway and / or Parking Area
If yes, the parking and associated manoeuvring areas will need
to be shown on a site plan drawn to scale

Yes ☒ No

Access existing.

- Effluent and Stormwater Disposal Systems

Yes / No

If yes - How will effluent be disposed of (on-site or to a
reticulated system)

Reticulated sewage

- How will stormwater be disposed of (on-site or to a
reticulated system)

No increase in
stormwater by
proposal.

- Has an engineer designed the system(s)

Yes / No

- Any Buildings Within 40 Metres of a Water Body
(i.e. stream, river, the sea, lake, etc.)

Yes ☒ No

If yes - How far

**WHERE POSSIBLE PLEASE USE DIAGRAMS AND PLANS DRAWN TO A
RECOGNISED SCALE TO DETAIL THE PROPOSAL**

DESCRIPTION OF THE SITE AND SURROUNDING AREA

- What is the Area of the Site

Sec 63
Sec 64

4679m²
3490m²

TOTAL 8169m²

- What is the Topography of the Site (Flat / Rolling / Sandy / Wetland, etc.)

Medium contour

- What Vegetation is Contained on the Site

Native bush - mainly manuka, kahikitea, punga.
Mowed areas.

- Are There any Existing Buildings on the Site

If yes, please describe and provide a site plan showing their location and any access to these buildings

Yes / No

3 bedroom dwelling with self contained unit
downstairs, double garage, swimming
pool covered deck

- Are There any Special Features On or Near the Site
(e.g. archaeological sites, notable trees, historic buildings)
If yes, please describe

Yes / No

If you are unsure regarding the possibility of historic sites, such as pa sites and buildings, you are advised to contact the New Zealand Historic Places Trust, who will be able to tell you more regarding possible sites.

- What is the Current Use of the Site and Surrounding Areas

Residential (mostly)
Opposite - Hawora Hokianga - Hokianga
Hospital.

ASSESSMENT OF ENVIRONMENTAL EFFECTS

An Assessment of Environmental Effects is required with all resource consent applications. You will need to consider actual and potential effects, and whether they will be minor or significant.

The detail of the assessment should reflect the magnitude of your proposal, i.e. if you are constructing a garage, your Assessment of Environmental Effects will be simple, as opposed to an Assessment for a motel complex. If any effects are unknown, it is recommended that you obtain professional advice to determine what the effects will be.

WHAT ASPECT(S) OF YOUR PROPOSAL WILL AFFECT:

- Others on Your Property and / or Your Neighbours?
(e.g. shading of their property, stormwater flows, increased noise)

NO

Will these Effects be Significant or Minor, and How Can They be Reduced?

MINOR.

- What Effects Will the Proposal Have on the Wider Community?

NONE - Boundary adjustment only, area of both Lots will remain approx. the same.

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Maori Culture? (e.g. destroy or occupy site of significance to Maori)

NO - existing driveway to rear section

- Any Ecosystems? (e.g. habitats for flora / fauna)

NO

- The Landscape and Visual Amenity of the Environment?
(e.g. buildings seen from the coast, vegetation clearance / earthworks)

NO - no new buildings.

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Any Archaeological Sites, Historic Buildings, Notable Trees, or any other Area with a Recognised Value? (e.g. recreation or scientific area or site)

NO

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Waterways in the Area?

* Hokianga Harbour approx.

Will these Effects be Significant or Minor, and How Can They be Reduced?

- Any Existing or Potential Natural Hazards? (e.g. flooding, slips)

NO

Will these Effects be Significant or Minor, and How Can They be Reduced?

WILL YOUR PROPOSAL INVOLVE THE:

- Discharge of Contaminants Into the Environment?
If yes, please describe

Yes (No)

- Use of Hazardous Substances or Hazardous Installations
If yes, please describe

Yes / **No**

CONSULTATION WITH POTENTIALLY AFFECTED PARTIES

Where the District Plan(s) provides, and / or where Council deems it necessary, you may be required to undertake consultation with any parties who may be affected by your proposal, to obtain their written approval consenting to your proposal. As a guideline, Council generally requires written consents from all adjoining landowners and a local Iwi representative.

- Have you Discussed your Proposal with People who may be Affected by your Proposal?
If yes, please list those people

Yes / **No**

no affected parties

- Have any People Given Their Written Approval?
If yes, you will need to include these as part of your consent

Yes / **No**



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir
Registrar-General
of Land

Search Copy

Identifier **NA26B/204**
Land Registration District **North Auckland**
Date Issued 25 May 1973

Prior References

NA12B/1312

Estate Fee Simple
Area 4679 square metres more or less
Legal Description Section 63 Suburbs of Rawene

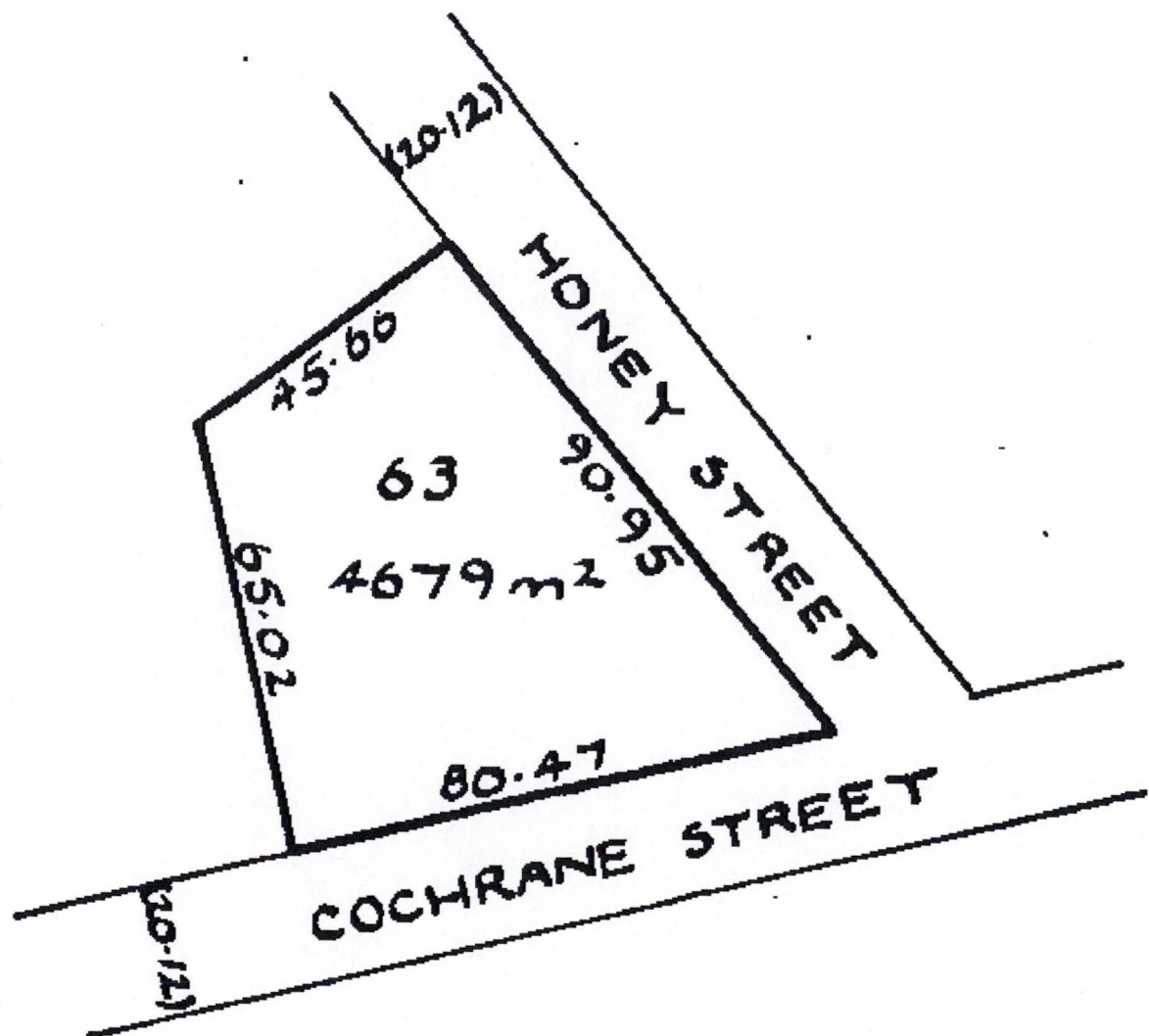
Proprietors

Arepata Heremaia Maihi and Nicola Ann Maihi

Interests

C928362.1 Mortgage to Bank of New Zealand - 1.12.1995 at 12.59 pm

XIV Mangamuka S.D.



S. O. 13534

Scale: 1 inch



COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



Search Copy

R. W. Muir
Registrar-General
of Land

Identifier **NA26B/205**
Land Registration District **North Auckland**
Date Issued 25 May 1973

Prior References

NA12B/1312

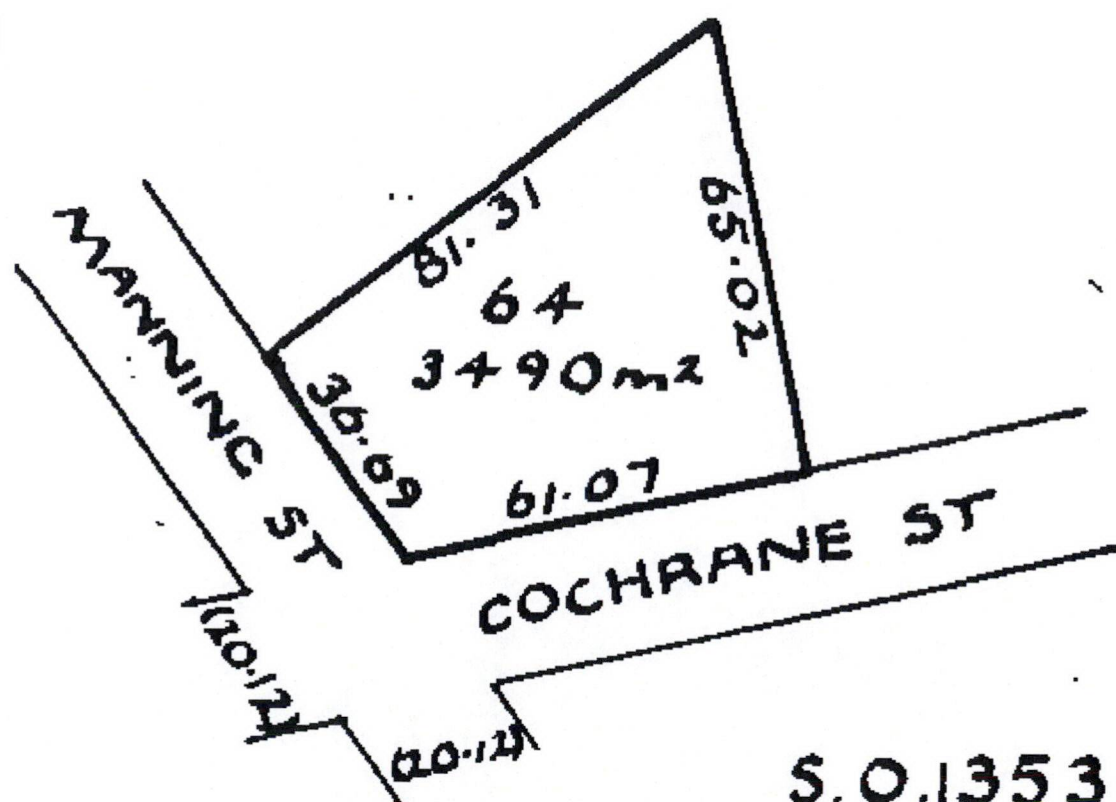
Estate	Fee Simple
Area	3490 square metres more or less
Legal Description	Section 64 Suburbs of Rawene

Proprietors

Arepata Heremaia Maihi and Nicola Ann Maihi

Interests

XIV Mangamuka S.D.



S.O. 13534

Scale: 1 inch

MEASUREMENTS ARE METRIC



**Far North
District Council**

COPY

G.S.T. REG No. 52-004-926

Private Bag 752, Memorial Ave

Kaikōhe 0400, New Zealand

Freephone: 0800 920 029

Phone: (09) 405 2750

Fax: (09) 401 2137

Email: ask.us@fndc.govt.nz

Website: www.fndc.govt.nz

TAX INVOICE ONLY

Nicola Ann Maihi
C/- Von Sturmers, Peter Wild
PO Box 128
Kaitaia 0441

DEBTOR No: 30010675
INVOICE DATE: 19 May 2008
PAYMENT REF: 301462
DOCUMENT NO:
RMA NUMBER: RC-2080813-RMASUB

RESOURCE MANAGEMENT APPLICATION CHARGES

Details: Boundary adjustment between sec 63 and sec 64 to create access to sec 64.
Site Address: 4 Honey Street, Rawene 0443

Description	\$ Amount
BOUNDARY ADJ - 2 LOTS ONLY - NOT NOTIFIED	-650.00
General Fee-Base Monitoring, Admin & Supervision	127.00
Postage, Photocopying etc.	2.00
Travel Costs - Consultants	13.56
Hourly Processing Charges	1,531.70

This Invoice includes GST of \$ 113.81

TOTAL \$1,024.26

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

"An applicant shall upon request be entitled to an itemised breakdown of costs."

NAME OF A/C:

Nicola Ann Maihi
C/- Von Sturmers, Peter Wild
PO Box 128
Kaitaia 0441

DEBTOR No: 30010675
RMA NUMBER: RC-2080813-RMASUB
INVOICE DATE: 19 May 2008
PAYMENT REF: 301462
DOCUMENT NO:
TOTAL: \$1,024.26

Application Fees Summary

Application Number :

2080813 , Nicola Ann Maihi

Boundary adjustment between sec 63 and sec 64 to create access to sec 64.

Fees from Timesheets

Date	Officer	Comment	Units	Rate	Amount
23/04/2008	Mana Blackburn	Lodge application	1.00	72.00	72.00
24/04/2008	Wayne Smith	Check & allocate to Planner	0.30	127.00	38.10
2/05/2008	Cato Bolam Consultants	KParslow - read file & assess application	1.50	140.00	210.00
5/05/2008	Cato Bolam Consultants	KParslow - Begin report	2.50	140.00	350.00
6/05/2008	Cato Bolam Consultants	Site visit	1.00	140.00	140.00
8/05/2008	Rex Shand	Engineer assessment	2.00	140.00	280.00
9/05/2008	Cato Bolam Consultants	KParslow - Complete report & decision	2.50	140.00	350.00
15/05/2008	Pat Killalea	REview, recheck & sign off	0.50	140.00	70.00
19/05/2008	Queenie Harding	Mail out decision & file admin	0.30	72.00	21.60
Total from Timesheets					1531.70

Miscellaneous Administration

Description	Amount
BOUNDARY ADJ - 2 LOTS ONLY - NOT NOTIFIED - Paid	650.00
General Fee-Base Monitoring, Admin & Supervision	127.00
Postage, Photocopying etc.	2.00
Travel Costs - Consultants	
19/05/2008 RShand Engineer site visit 6kms@1.13=6.78 KParslow Consultant Planner 6kms@1.13=6.78	13.56
Hourly Processing Charges - as above	1531.70
Subtotal	1674.26
Less Payments	-650.00
Amount Due	1024.26

Far North District Council
GST No 52-004-926

Private Bag 752, Memorial Ave
Kaikohe 0400, New Zealand
Freephone: 0800 920 029
Phone: (09) 405 2750
Fax: (09) 401 2137
Email: ask.us@fndc.govt.nz
Website: www.fndc.govt.nz

Private Bag 752
Memorial Ave
Kaikohe 0400

Phone: 0800 920029
09 4052750

Receipt No 1275960
Date: 28-APR-2008 Drawer: KHCS1

Nicola Ann Maihi
4 Honey St
Rawene 0443

INVOICE ONLY

DEBTOR No: 30010675
INVOICE DATE: 23 April 2008
PAYMENT REF: 301462
DOCUMENT NO:
RMA NUMBER: RC-2080813-RMASUB

AGEMENT APPLICATION CHARGES

ment between sec 63 and sec 64 to create access to sec
iwene 0443

DAP 30010675
301462

Eft 650.00
-650.00

\$ Amount

Receipt Amount: 650.00
Amount Tendered: 650.00
Change Issued:
Rounding Amount:

- NOT NOTIFIED

650.00

*Includes GST

This Invoice includes GST of \$ 72.22

TOTAL \$ 650.00

Where the standard charges fixed by Council are inadequate to enable the Council to recover its actual and reasonable costs in respect of a particular application, the Council shall require the applicant to pay an additional charge.

"An applicant required to pay an additional charge has a right of objection to the Council in respect of that requirement, and has a right of appeal to the Environment Court in respect of the Council's decision on that objection.

"An applicant shall upon request be entitled to an itemised breakdown of costs."

NAME OF A/C:

Nicola Ann Maihi
C/- VON STURMERS - PETER WILD
PO BOX 128
Kaitaia 0441

DEBTOR No: 30010675
RMA NUMBER: RC-2080813-RMASUB
INVOICE DATE: 23 April 2008
PAYMENT REF: 301462
DOCUMENT NO:
TOTAL: \$ 650.00

**DETERMINATIONS PURSUANT TO SECTIONS 93 AND 94 OF
THE RESOURCE MANAGEMENT ACT 1991**

(Note: for applications other than minor / straight forward ones, also complete the 3 sheet 593 / 94 Determination form, attached to the consent template).

Applicant:..... RC

Activity:	Permitted	<div></div>	Controlled	<div></div>	Discretionary	<div></div>	Non-Complying	<div></div>
	Permitted	<div></div>	Controlled	<div></div>	Discretionary or Restricted Discretionary	<div></div>	Non-Complying	<div></div>

A. **WRITTEN APPROVAL REQUIRED** **Obtained**

Name:	How Affected:	Yes	No

on "THAT pursuant to Section 94 Council considers that the above persons/no persons may
versely affected by the granting of this resource consent."

ce Planner Date:.....
RCM Date:.....

NON-NOTIFICATION

is for Non-Notification:

ion "THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above
is application need not be notified."

Resource Planner Date:.....
ESM/RCM Date:.....

C. **NOTIFICATION / LIMITED NOTIFICATION**

Decision "THAT pursuant to Sections 93 and 94 Council determines, for the reasons outlined above
that this application be notified / processed by serving notice."

Resource Planner Date:.....
ESM/RCM Date:.....

W-0000000